



**3 Bedroomed Semi-Detached**

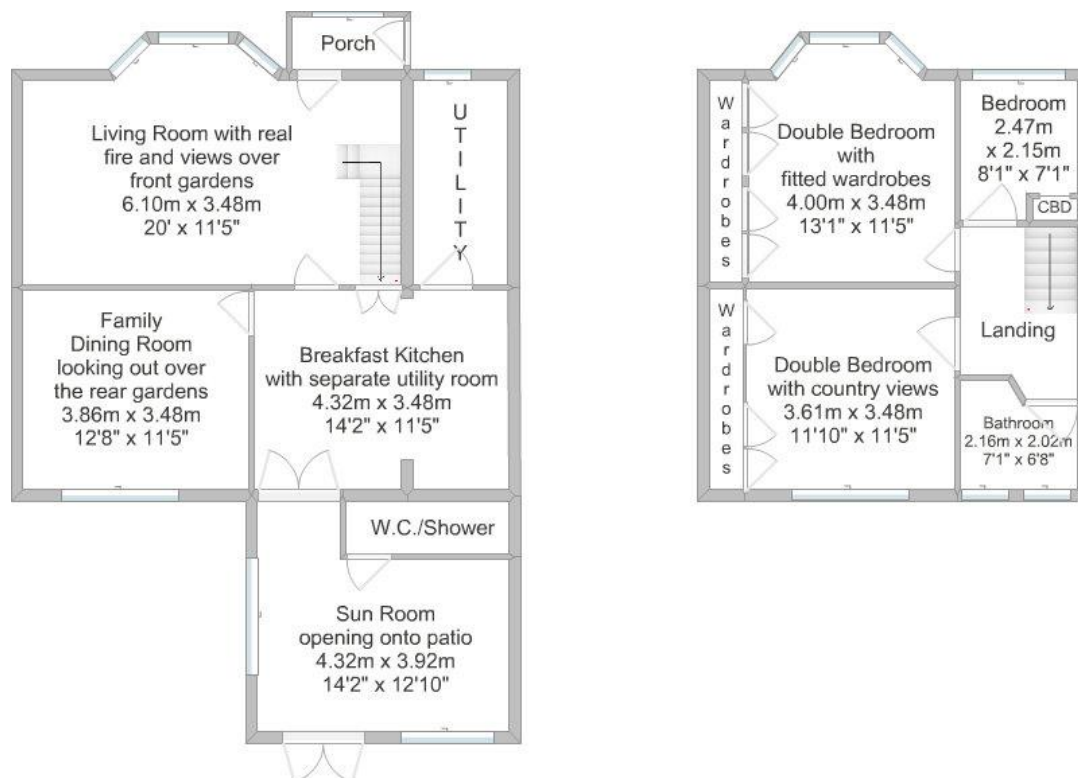
**Offers around £285,000**

# **88 Kingsley Road**

**Harrogate, HG1 4RD**



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As you turn onto Kingsley Road you will feel the gradual change in your surroundings; the further you travel the greener the area seems; houses seem larger and are set back a little further from the road; there are fewer cars, and the road is quieter. On arriving at No. 88 you will be on the very edge of the countryside, in an area popular with walkers, cyclists and horse riders.

The property has been extended and renovated extensively over the years, but there is still scope for a new owner to add their own mark or to extend further if so desired.

Room sizes are large, starting with a 20' living room, a lovely breakfast kitchen with a separate utility, a family dining room overlooking the rear gardens and a superb sun room which opens out onto a raised east-facing patio. From the morning patio the gardens lead down through some trees to a second patio area, perfect for relaxing in the afternoon sun.

Upstairs are two large double bedrooms with built-in storage, and a smaller child's room, all the bedrooms either look out over the gardens or have long country views towards Knaresborough. The luxurious bathroom would be a lovely place to unwind after a hard day, with a stylish modern bath suite surrounded by marble tiling.

88 Kingsley Road is a comfortable family home, with lots of space to enjoy, in a quiet but convenient location, and with the potential to create a really special residence over time. Read the measurements on the floor plan to see just how large a property is on offer here, then call to make your appointment to view.

### Surroundings

88 Kingsley Road is in the Bogs Lane area, on the edge of open countryside at Bilton Beck. The village of Starbeck is at the end of the road, with a range of shops and services around the High Street. At the centre of the village is a railway station on the Leeds-Harrogate-York line, with journey times of 47 minutes to Leeds and 38 minutes to York. Several primary schools and Harrogate High School are within half a mile. The popular towns of Harrogate and Knaresborough are each around 2 miles away, and are easily accessible by car, bus and train.

### Services

The property is connected to mains gas, electricity, water and drainage. Fibre broadband is available in the area, with speeds of up to 200Mb/s.

### Directions

From Harrogate town centre take the A61 Station Parade to the lights at the end. Turn left onto York Place and continue to the Empress roundabout. Take the second exit onto Knaresborough Road and continue for half a mile. Turn left into Kingsley Road, No. 88 is on your right hand side, marked by our For Sale board. A member of our staff will be waiting there to meet you.

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: C

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